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City of Winters

2002 Housing Element

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TABLE OF CONTENTS

INTRODUCTION.....	1
EVALUATION OF 1994 HOUSING ELEMENT ACHIEVEMENTS.....	3
2002 GOALS AND POLICIES	20
2002 IMPLEMENTATION PROGRAMS:.....	25
CITY AND COUNTY HOUSING PROGRAMS.....	42
QUANTIFIED OBJECTIVES.....	45
EFFORTS TO ACHIEVE CITIZEN PARTICIPATION	46
CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS	48
APPENDIX A: HOUSING NEEDS ASSESSMENT	

INTRODUCTION

CONTENTS OF THE HOUSING ELEMENT

The Housing Element of the General Plan is a comprehensive statement by the City of Winters of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs, and resources and constraints to meeting those needs.

The Winters Housing Element is based on six strategic goals: 1) to designate adequate land for a balanced range of housing types and densities for all economic segments of the community, 2) to encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods, 3) to encourage energy efficiency in both new and existing housing, 4) to ensure the provision of adequate services to support existing and future residential development, 5) to promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, religion, sex, marital status, national origin, or color, and 6) to conserve existing affordable housing.

In accordance with State law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, Housing Elements are to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing; and
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of low- and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Although, by nature of the State mandate, the Housing Element tends to focus on the affordability and availability of housing for low- and moderate-income households and families, the Element must also address the housing needs and related policy issues for the entire community, and be consistent with the adopted policies of the rest of the General Plan. For these reasons, the focus of the updated Housing Element will be on policies and programs that can balance the desire of residents to maintain the character of residential neighborhoods, manage traffic, and minimize

visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups (such as seniors and individuals with disabilities).

This balance will require the City to examine strategies to accommodate higher density housing, mixed use projects in commercial zones, infill developments, and second units without sacrificing other legitimate community goals.

EVALUATION OF 1994 HOUSING ELEMENT ACHIEVEMENTS

An important aspect of the Housing Element is an evaluation of achievements under the policies and implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant in addressing current and future housing needs in Winters. The evaluation also provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

The following is a summary of several of the City's achievements under the 1994 Housing Element. A full analysis and evaluation of the City's 1994 Housing Element Implementation Programs is included below.

- During the period of the City's current Housing Element (1994 Second Semester through 2002 Second Semester), 76 single-family homes (ownership) and six studio apartments (rental) were constructed for low-income households.
- The City assisted 17 low-income families purchase homes through a HOME grant (first time homebuyer assistance) awarded the City in 1998.
- One mixed-use project was developed since the adoption of the current Zoning Ordinance. This project rehabilitated the Cradwick Building and resulted in three commercial spaces on the first floor and six affordable dwelling units (studio apartments restricted to low-income households) on the second floor.
- The City rehabilitated 28 owner-occupied homes through Community Development Block Grants (CDBG) awarded to the City in 1993 and 1996.

The Program Evaluation is a comprehensive list of the City's programs from the previous Housing Element. The first number listed next to each program signifies the original program number, the number or phase listed below in italics is the new program number or the action taken on that program.

- II.1.** The City shall create and appoint an Affordable Housing Committee to advise the City Council, Planning Commission, and Redevelopment Agency on housing policy and its implementation and the allocation of the Redevelopment Agency's Tax Increment Housing Set Aside. The Affordable Housing Committee shall also review housing project proposals and make recommendations for the inclusion of affordable housing.
- (II.1)*

Responsible Agency: City Council

Time Frame: Fiscal Years (FY) 93-94; ongoing

Achievements: The City established an Affordable Housing Steering Committee that has met on an as-needed basis to review the affordable housing plans for residential development projects and to provide advice to these applicants.

- II.2.** The City shall comprehensively review and revise the rest of the Zoning Ordinance to ensure consistency with the General Plan and shall carry out rezoning consistent with the Land Use Diagram of the General Plan.
(Delete)

Responsible Agency: City Council, Planning Commission, Planning Department

Time Frame: FY 92-93 to 94-95

Achievements: The Zoning Ordinance was revised in 2003 to rezone R-1 areas as R-2, rezone R-2 areas as R-1, reduce the front yard setbacks for R-1 and R-2 areas, provide flexibility for rear yard setbacks, and to ensure that the densities of the General Plan land use designations are consistent with the Zoning Ordinance.

- II.1.** The City shall adopt an ordinance requiring every new residential project of five (5) or more units to contribute to meeting General Plan Policy II.A. Requiring that at least 15 percent of all new units developed within the City be affordable to very low, low, or moderate income households. Development of the affordable units on-site will normally be preferred. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, may accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. The City shall work with property owners and developers to facilitate compliance with this program and shall on a case-by-case basis consider providing regulatory or financial incentives to facilitate compliance. The City shall develop or work with the Yolo County Housing Authority to develop procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the reserved units over time. During the four and one-half year period between 1994 and 1998, the program is expected to result in the construction of approximately 27 units for very low-income households, 18 units for low-income households, and 23 units for moderate-income households (assuming an average of 100 units per year).
(II.2)

Responsible Agency: City Council, Redevelopment Agency, Planning Department

Time Frame: FY 93-94, ongoing

Achievements: During the period of the City's current Housing Element (1994 Second Semester through 2001), 76 single-family homes (ownership) and six studio apartments (rental) were constructed for low-income households. For single-family homes, 38 of the homes were constructed for very low-income households based on information provided by Mercy Housing. The City easily exceeded the construction of 23 moderate-income units. To some extent, the City can partially attribute the 76 single-family homes to the City's 15-percent affordable housing ordinance.

The City believes that its inclusionary ordinance has been successful in increasing the supply of very low-, low- and moderate-income housing.

- II.1.** The City shall work with property owners and developers in the preparation and processing of master development plans and specific plans for unincorporated areas
(Delete) and in the expeditious annexation of such lands.

Responsible Agency: City Council, Planning Department

Time Frame: Ongoing

Achievements: In May 1993, the City annexed the 148-acre Winters Highlands Project area, which is mostly designated for residential development. The City does not anticipate the need to annex additional lands to accommodate its Sacramento Area Council of Governments (SACOG) regional housing allocation.

- II.** In accordance with the requirements of state law, the City shall revise the *Zoning Ordinance* to provide for a density bonus of at least 25 percent and at least one other incentive for residential projects of five or more units which reserve at least 20 percent of their units for lower-income households, including elderly persons and families who meet the criteria for lower-income households. The City shall work with the Yolo County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 30 years. The City shall seek Housing Authority administration of the reserved units. Target: 30 very low-income units; 30 low-income units.
(II.3)

Responsible Agency: City Council, Planning Department; Yolo County Housing Authority

Time Frame: FY 92-93; 93-94; ongoing

Achievements: The City has not worked with the Yolo County Housing Authority on "reserved" units. Since adoption of the current Zoning Ordinance, two density bonus projects have been approved and under construction. Construction of the Cottages at Carter Ranch Subdivision is nearing completion; the project will result in the construction of 30 for-sale units with 5 units restricted to very-low income households, 14 units reserved for low-income households, and 11 units reserved for moderate-income households. The first phase of a second bonus density project, Winters Townhomes and Apartments, is under construction. Five for-sale dwelling units are under construction; one of the units is restricted for sale to a low-income household.

- II.1.** The City shall continue through the Zoning Ordinance to allow secondary dwelling units in residential zones subject to criteria concerning floor area, relationship to principal residence, required parking, and other features. Target: 15 very low-income and 15 low-income units.
- (II.4)**

Responsible Agency: City Council; Planning Commission; Planning Department

Time Frame: Ongoing

Achievements: City Council adoption of Ordinance No. 92-14 on November 3, 1992, greatly expanded the development potential for second units.

While approximately 15 second-residential units have been constructed since the adoption of the current Housing Element, none of the units have rent restrictions to facilitate rental by very low- and low-income families. Low-income families may certainly rent some of them; although, we do not have documentation of this. The City does not intend to limit the construction of second units to occupancy by very low- or low-income households. However, the City could require that property owners annually report on the rents charged as a condition of approving second units in order to monitor the affordability of such units.

- II.2.** The City shall continue through the *Zoning Ordinance* to provide for the establishment of mobilehomes and mobilehome parks consistent with the requirements of state law.
(II.5)

Responsible Agency: City Council, Planning Commission, Planning Department

Time Frame: Ongoing

Achievements: The City's Zoning Ordinance lists a mobilehome park as a conditional use in the following zones: R-R (Rural Residential), R-1 (Single-Family Residential 7,000 Square Foot Average Minimum), R-2 (Single-Family Residential 7,000 Square Foot Average Minimum), R-3 (Multi-Family Residential), and R-4 (High Density Multi-Family Residential). A mobile home as a permanent dwelling unit is a permitted use in the following zones: A-1 (General Agriculture), R-R, R-1, and R-2. A single-family residence is also a permitted use in these four zones. Since the adoption of the 1997 Zoning Ordinance, one mobile home has been placed on a single-family lot as a permanent dwelling unit. This occurred in 2000 and the home is located in an R-1 zone.

Although the City allows manufactured homes on single-family lots under the same conditions as site-built homes, the increasing value of single-family lots in Winters makes it less likely that property owners will place a manufactured home in a single-family neighborhood.

- II.3.** The City shall revise the Zoning Ordinance to allow for the development of affordable duplexes and half-plexes on corner lots as a permitted use in single family zoning designations.
(II.6)

Responsible Agency: City Council; Planning Commission; Planning Department

Time Frame: Ongoing

Achievements: Duplexes are allowed on corner lots in the R-1 and R-2 Zones. The City considers half-plexes as essentially the same use as a duplex and would permit these on corner lots. Two duplexes, a total of four dwelling units, have been constructed since the adoption of the current Housing Element. The duplexes are not income-restricted. In 2003, the City revised the Zoning Ordinance to facilitate duplexes on corner lots in the R-1 and R-2 zoning districts city-wide at lot

sizes less than market rate duplexes.

- II.4.** The City shall revise the Zoning Ordinance to provide for the establishment, subject to Conditional Use Permit control, of homeless shelters and transitional housing in the Medium High Density Residential, High Density Residential, Central Business District, and Public/Quasi Public designations. The Zoning Ordinance shall include language specifying that conditions imposed on Conditional Use Permit approvals shall not preclude the development of homeless shelters and transitional housing in Winters.
- (II.7)*

Responsible Agency: City Council, Planning Department

Time Frame: FY 92-93; 93-94

Achievements: The Zoning Ordinance is silent on Conditional Use Permits (CUPs) precluding homeless shelters and transitional housing. The City will need to designate specific zones in which transitional housing will be allowed as part of revisions to the Zoning Ordinance in 2005. To date, there have been no requests for the establishment of homeless shelters or transitional housing. Winters does not have supportive or other services that would be attractive for such uses.

- II.** The City shall revise the Zoning Ordinance to include a provision that residential developments proposed in the upper half of the density range in the medium high density residential and high density residential zones shall be approved in the upper half of the density range, unless there are specific site constraints that make such density infeasible or undesirable.
- (II.8)*

Responsible Agency: City Council, Planning Department

Time Frame: FY 93-94

Achievements: The City revised the Zoning Ordinance in 1997 to impose this requirement. The objective of the requirement is to ensure that the limited supply of higher density residential land is not used by development at significantly lower densities.

- II.** The City shall revise the Zoning Ordinance to facilitate mixed-use development (i.e., commercial and residential) in the CBD and neighborhood commercial and office zones, and the development of residential uses in second stories in downtown buildings.
(Delete)

Responsible Agency: City Council, Planning Department

Time Frame: FY 93-94

Achievements: The City revised the Zoning Ordinance in 1997 to provide for mixed-use development in the Central Business District, neighborhood commercial and office zones, and in second stories in downtown buildings. The current Zoning Ordinance encourages mixed-used development in the Central Business, Neighborhood Commercial, and Office Zones by establishing multi-family housing as a conditional use in these zones. One mixed-use project has been developed since the adoption of the current Zoning Ordinance. The project rehabilitated the Cradwick Building and resulted in three commercial spaces on the first floor and six affordable dwelling units (studio apartments restricted to low-income households) on the second floor. The City provided a \$93,000 loan through a CDBG housing/public works grant and a \$57,000 loan through a CDBG Housing Rehabilitation Revolving Loan Fund to assist with the construction of the affordable housing units. The City also waived \$55,056 in building/impact fees and deferred \$45,884 in building/impact fees.

- II.5.** The City shall pursue appropriate state and federal funding sources to support efforts to meet new construction and rehabilitation needs of low- and moderate-income households and to assist persons with rent payments required for existing units.
(II.9)

Responsible Agency: City Council; Planning Department

Time Frame: FY; ongoing

Achievements: The City provided first-time homebuyer loans (through a HOME grant awarded to the City in 1998) to 17 low-income households during the period of 1999 – 2002. The City rehabilitated 28 owner-occupied homes through CDBG grants awarded to the City in 1993 and 1996. The City provided loans (through a CDBG grant and housing rehabilitation revolving loan fund) and waived/deferred building and impact fees for the construction of six affordable housing units (studio apartments restricted to low-income households) at the Cradwick Building in 1997 – 1998. In 2003, the City provided a grant of \$250,000 from redevelopment affordable housing set-aside funds and a loan/grant of \$185,000 in CDBG affordable housing revolving loan funds to the Community Housing Opportunities Corporation for the acquisition and rehabilitation of the Winters Apartments. The 44-unit facility serves low- and very low-income households was at risk of converting to a market rate project. In 2004, the City established another first time homebuyer program and expects to provide first time home loans to at least 19 low-income households.

- II.6.** The City shall use local, state, and federal funding sources to support new construction to meet the needs of lower- and moderate-income households. The following funding sources shall be the City's highest priority: Mortgage Revenue Bonds, Low Income Tax Credits, State Rental Housing Construction, and Redevelopment Agency Tax Increment Housing Set-aside. Target: 30 units for very low-income households, 30 units for low-income households, and 50 units for moderate-income households.
(Delete)

Responsible Agency: City Council; Planning Department

Time Frame: FY 91-92 to 97-98

Achievements: In September 1993, the City applied for \$126,300 in HOME funds to support development of a 38-unit Farmers Home Administration (FmHA) project for very low-income seniors. The City provided first-time homebuyer loans (through a HOME grant awarded to the City in 1998) to 17 low-income

households during the period of 1999 – 2002. Twelve of the loans were issued to households purchasing new homes in a Rural California Housing Corporation (now known as Mercy Housing) sweat equity project. In 2004, the City established another first time homebuyer program and expects to provide first time home loans to a number of the households purchasing new homes restricted to very low- and low-income households at the Cottages at Carter Ranch affordable housing project. Principal funding sources for the City's program include CDBG and HOME first time homebuyer revolving loan funds. In October 2004, the City's Community Development Agency (redevelopment agency) approved the purchase of a 1.71-acre R-4 site on East Baker Street through the use of redevelopment affordable housing set-aside bond proceeds. The site was identified as a priority multi-family site in the City's 1997 Affordable Housing Study. The Agency is working with the Community Housing Opportunities Corporation, a non-profit developer of multi-family affordable housing projects, to develop the site.

- II.7.** The City shall use local, state, and federal funding sources to support rehabilitation of housing to meet the needs of very low- and low-income households. The following funding sources shall be the City's highest priority: California Housing Program -- both Owner and Rental components (CHRP-O and CHRP-R), State Rental Rehabilitation Program, Community Development Block Grant (CDBG), and Redevelopment Agency Tax Increment Housing Set-aside. Target: 20 units for very low-income households and 20 units for low-income households.
- (II.10)**

Responsible Agency: City Council, Planning Department, Redevelopment Agency

Time Frame: FY 91-92 to 97-98

Achievements: The City received a CDBG technical assistance grant in 1992 to assess rehabilitation needs. Based on the study, in 1993 the City applied for, and received, a \$500,000 CDBG grant for low interest and deferred loans for rehabilitation of owner-and renter-occupied housing. The City also received a CDBG grant to assess the feasibility of rehabilitating three two-story, unreinforced masonry buildings in downtown for a combination of commercial and residential uses. Subsequently, two of the buildings were rehabilitated. In the case of the Cradwick Building, it was completely rehabilitated. This project rehabilitated the Cradwick Building and resulted in three commercial spaces on the first floor and six affordable dwelling units (studio apartments restricted to low-income households) on the second floor.

The City has been able to fund 28 owner-occupied rehabilitations through the receipt of the CDBG grants. The City estimates that seven to eight of the rehabilitations were for very low-income households.

The City provided the Community Housing Opportunities Corporation (CHOC) a \$185,000 loan/grant from the City's CDBG housing rehabilitation revolving loan fund in 2003 for the rehabilitation of the Winters Apartments complex. The 44-unit facility serves very low- and low-income households.

The City believes that its rehabilitation program has been successful in addressing the most serious housing rehabilitation needs in Winters and will continue to apply for rehabilitation funding as needed if the City can remain competitive for such funding.

- II.** The City shall apply to the State for CDBG and HOME funds to rehabilitate for mixed use one or more of the three buildings (Cradwick Building, Buckhorn Building, Bank of Winters Building) evaluated in the City's 1993 Rehabilitation Study.
- (II.11)**

Responsible Agency: City Council, Planning Department

Time Frame: FY 94-95 to 95-96

Achievements: The City participated in the rehabilitation of the Cradwick Building (through CDBG funds and fee waivers/deferrals) in 1998-1999 and the Cradwick now has six studio apartments restricted to low-income households on the second floor. The City also participated in the Phase I rehabilitation of the Buckhorn Building in 2000/2001, but the second floor is still unfinished. (These are the same unreinforced masonry buildings mentioned above.)

The City believes that its efforts to secure State and Federal funding for rehabilitating older buildings downtown should continue and has the potential to yield additional affordable housing.

- II.8.** The City may use Community Development Block Grant (CDBG) funds to subsidize on-and off-site infrastructure improvements for lower-income housing projects.
- (Combine w/ II.11)**

Responsible Agency: City Council, Planning Department

Time Frame: FY 91-92 to 97-98

Achievements: The City has not used CDBG funds for the above purpose. To-date, other sources of funding and incentives have been sufficient to stimulate the construction of affordable housing. However, if the City determines that CDBG funding is the most appropriate and competitive means of funding on- or off-site improvements for affordable housing, it will consider submitting an application to the State of California for such funding.

- II.9.** The City shall support the development of a senior housing project by Farmers Home Administration. Target: 48 units for very-low-income households.
(Delete)

Responsible Agency: City Council, Planning Department

Time Frame: FY 91-92 to 93-94

Achievements: The Winters Planning Commission approved a 38-unit FmHA seniors project in February 1993. In June 1993, the City Council waived over \$53,000 in mitigation fees for the project. In September 1993, the City applied for \$126,300 in HOME funds to support the project's development. The City also supported an application to the California Tax Credit Commission for the project.

The City recognizes the continuing need for affordable senior housing and will continue to consider funding applications for future senior developments.

- II.10.** The City shall establish a housing trust fund utilizing state and federal funds, Redevelopment Agency funds, and funds from other sources to assist in the development of housing for very low- and low-income households.
(Combine w/ II.11)

Responsible Agency: City Council; Planning Department

Time Frame: FY 93-94; ongoing

Achievements: The City has five funds available for affordable housing activities: 1) Redevelopment Tax Increment Affordable Housing Set-Aside, 2) Redevelopment Bond Proceeds Affordable Housing Set-Aside, 3) HOME Program Income (PI) First Time Homebuyer Revolving Loan Fund (RLF), 4) CDBG PI Housing Rehabilitation RLF, and 5) CDBG PI First Time Homebuyer RLF. The two redevelopment funds have approximately \$2,936,000 in funds; bond proceeds were recently used to purchase a parcel for an affordable housing project (\$464,000) and tax increment funds will be used for a first time homebuyer program (estimate of \$300,000). The three RLFs have a combined balance of approximately \$600,000 and most of these funds will be used for a first time homebuyer program. The City anticipates providing first time homebuyer assistance for 19 very low- and low-income households purchasing new residences while the redevelopment funds may assist in the construction of 30-plus multi-family units for

low- and very low-income households. The City's affordable housing funds have not been commingled into a single fund since there are different regulatory requirements for each of the funds.

- II.11.** The City shall develop a fee deferral program to assist in the development of housing for very-low and low-income households.

*(Combine
w/ II.11)*

Responsible Agency: City Council, Planning Department

Time Frame: FY 93-94

Achievements: In June 1993, the City Council waived over \$53,000 in mitigation fees for a 38-unit FmHA seniors project. In 1996, the City also waived \$55,056 and deferred \$45,884 in building permit/impact fees for the Cradwick Building project. In 2003, the City Council deferred more than \$400,000 in City impact fees for the low- and moderate-income dwelling units being constructed at the Cottages at Carter Ranch affordable housing project. These were one-time actions; Perhaps the City is more comfortable in using fee deferrals (and waivers) as one of several tools for affordable housing projects and would like to consider its use on a case-by-case basis.

- II.** The City, acting as the Redevelopment Agency, shall prepare an affordable housing production plan as required by Health & Safety Code Section 33413(b)(4) to ensure that sufficient affordable housing is developed with the Redevelopment Project Area to ensure compliance with state law targets.

(II.12)

Responsible Agency: City Council; Planning Department

Time Frame: FY 93-94 to 94-95

Achievements: In 2003, the City's Redevelopment Agency updated its redevelopment five-year implementation plan including the five-year affordable housing production plan.

- II.** The City in cooperation with property owners, developers, and the Yolo County Flood Control and Water Conservation District, will undertake a feasibility and design study for a comprehensive solution to flooding problems associated with Chickahominy and Moody Sloughs. The comprehensive solution may include such features as diversion to Putah Creek, diversion under I-505, detention ponds, changes in land use designations, elevating building pads, and structural flood proofing as deemed effective and cost effective.
- (Delete)*

Responsible Agency: City Council; City Engineer; City Manager

Time Frame: FY 92-93 to 94-95

Achievements: The Army Corps of Engineers completed the Winters and Vicinity, California Final Feasibility Report and Environmental Assessment/Initial Study in February 1997 to address the flooding problems associated with Chickahominy and Moody Sloughs. The City is in the process of revising its Storm Drain Master Plan. The revised plan may allow the City to proceed with residential development approvals in areas affected by flooding of the two sloughs.

- II.12.** The City shall post and distribute information on currently available weatherization and energy conservation programs.

(II.13)

Responsible Agency: Planning Department

Time Frame: Ongoing

Achievements: In August 2001, the City provided information that was published in the *Winters Express* on the availability of funding through the PG&E Energy Partners Program (this was a one-time effort). The City is considering doing this on an ongoing basis by coordinating with PG&E.

- II.13.** The City shall enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and shall encourage residential developers to employ additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access.
(Combine w/ II.13)

Responsible Agency: City Council, Planning Department

Time Frame: Ongoing

Achievements: All new residential projects are required to submit energy calculations to verify that the structures meet the Title 24 requirements for energy conservation. This information is reviewed and checked by the building inspector. The Planning Commission has encouraged residential project applicants to lot their projects and design their homes to achieve solar access to the greatest extent possible.

- II.14.** The City shall continue to cooperate with the Yolo County Housing Authority in its administration of the Section 8 rental assistance program. Target: 30 very-low-income households.
(II.14)

Responsible Agency: Planning Department; Yolo County Housing Authority

Time Frame: Ongoing

Achievements: The Housing Authority administers the Section 8 voucher program. The program has a waiting list since there are more applicants than there are available vouchers. The vouchers are typically used to rent a private residence or apartment. The City should be supporting the Housing Authority's efforts in the Section 8 voucher program.

- II.15.** The City shall work with the cities of Davis, Woodland, West Sacramento and Yolo County to extend their joint agreement providing services for the homeless for an additional three-year period, starting July 1993.
(II.15)

Responsible Agency: City Council, City Manager, Planning Department

Time Frame: FY 92-93 to 93-94

Achievements: The City continues to receive homeless services, which includes the services of a homeless coordinator.

- II.16.** The City shall consider establishing a position of housing program coordinator, either as a City staff position or through contract, to coordinate City housing activities, to assist in the implementation of affordable housing programs, and to work with non-profit housing developers to build affordable housing.
- (II.16)*

Responsible Agency: City Council, City Manager, Planning Department

Time Frame: FY 92-93; ongoing

Achievements: During the 1997–1998 timeframe, the City’s Community Development Director worked with the Rural California Housing Corporation (now part of Mercy Housing) on a 76-unit, single-family sweat equity project in Winters. In 2002-2003, the City’s Redevelopment/Housing Manager worked with the Community Housing Opportunities Corporation on the acquisition/rehabilitation of the 44-unit Winters Apartments. The facility which serves very low- and low-income households was at risk of converting to a market rate complex.

In 2002, the City created and filled the Redevelopment/Housing Manager position. The Community Development Director and the Redevelopment Manager now share the housing coordinator duties.

- II.17.** The City shall continue to promote equal opportunity for all persons regardless of race, religion, sex, martial status, ancestry, national origin, or color. The City shall continue to refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission. The City shall publicize its fair housing program by placing printed information in schools, libraries, other public buildings and meeting places, and by advertising in the local media.
- (II.17)*

Responsible Agency: City Council, Planning Department

Time Frame: Ongoing

Achievements: The City has ensured that issues of race, religion, sex, martial status, ancestry, national origin, or color have not been considered or come into play in any of the funding decisions made for the City’s owner-occupied rehabilitation and first time homebuyers programs. Brochures on fair housing issues have been provided for the general public.

- II.18.** The City shall annually review and make public the City's progress toward achieving the City's fair-share housing allocation as determined by SACOG.

(Delete)

Responsible Agency: City Council, Planning Department

Time Frame: FY 92-93; annually thereafter

Achievements: This year, the City submitted its annual review for 2003. In the past, however, the City has not conducted the annual reviews because of limited staff resources.

2002 GOALS AND POLICIES

Goal II.A.: **To designate adequate land for a balanced range of housing types and densities for all economic segments of the community.**

Policies:

- II.A.1** The City shall continue to promote the development of a broad mix of housing types.
- II.A.2** The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate Winters' fair share of projected regional growth and have as a goal a residential vacancy rate of at least 5 percent.
- II.A.3** The City shall implement its 15-percent inclusionary housing ordinance for all new housing developments.
- II.A.4** The City shall encourage development in the upper one-quarter of the density range in the Medium High Density Residential designation and require it in the upper one-quarter of the density range in the High Density Residential designation.
- II.A.5** While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure the highest quality in all new residential development.
- II.A.6** To address the needs of low-income large families, the City shall promote the development of multi-family rental units with three or more bedrooms.
- II.A.7** The City shall pursue available and appropriate State and Federal funding assistance to achieve the new construction objectives of the Housing Element.
- II.A.8** The Affordable Housing Steering Committee shall review all residential development proposals involving 50 housing units or more and encourage the applicant to include a higher percentage of affordable units than the minimum inclusionary requirement.
- II.A.9** The City shall expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements.
- II.A.10** The City shall ensure that its policies, regulations, and procedures do not add unnecessary cost to housing production.
- II.A.11** The City shall continue to provide for the development of secondary residential units, as required by State law, while protecting the single-family character of neighborhoods.
- II.A.12** In accordance with the provisions of State law, the City shall grant density bonuses of at least 25 percent and at least one other specified incentive for qualifying projects to promote the inclusion of lower income and senior citizen housing.

- II.A.13** Residential units that are required to sell or rent at below-market-rates (such as inclusionary or density bonus units) within a housing development that includes market-rate units, the affordable units shall be interspersed within the development and, to the extent reasonable, shall be visually indistinguishable from the market-rate units.
- II.A.14** The City shall allow the installation of mobilehomes and factory-built housing on permanent foundations consistent with the requirements of State law and in accordance with the City's residential design standards.
- II.A.15** The City shall continue to work with the Yolo County Housing Authority, Mercy Housing, Community Housing Opportunities Corporation, and other housing groups where appropriate in the administration of affordable housing programs.
- II.A.16** The City shall provide incentives to developers to construct ownership housing affordable to low- and moderate-income households
- II.A.17** The City shall provide incentives for the development of second-story residential uses over commercial and office uses in the Central Business District and Neighborhood Commercial designations.
- II.A.18** The City shall require that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders.
- II.A.19** The City shall provide incentives to non-profit housing developers to construct housing affordable to very low-, low-, and moderate-income households.

Goal II.B: To encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods.

Policies:

- II.B.1** The City shall encourage private reinvestment in older residential neighborhoods and private housing rehabilitation.
- II.B.2** The City shall pursue available and appropriate State and federal funding to meet the rehabilitation objectives of the Housing Element.
- II.B.3** The City shall support the revitalization of older neighborhoods by keeping streets and other municipal infrastructure in good repair.
- II.B.4** The City shall promote the continued upkeep of existing mobilehome parks.
- II.B.5** The City shall require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
- II.B.6** The City shall promote the preservation of architecturally and historically significant residential structures.

Goal II.C: To encourage energy efficiency in both new and existing housing.

Policies:

- II.C.1** The City shall require the use of energy conservation features in the design of all new residential structures.
- II.C.2** The City shall promote incorporation of energy conservation and weatherization features in existing homes.

Goal II.D: To ensure the provision of adequate services to support existing and future residential development.

Policies:

- II.D.1** The City shall pursue appropriate State and federal funds, and use Redevelopment funds, for upgrading infrastructure and other public improvements in very low- and low-income neighborhoods.
- II.D.2** The City shall require that new residential development pay for the cost of infrastructure and public services needed for that development.
- II.D.3** The City shall plan for necessary public facilities and services (including school facilities) in collaboration with other responsible local agencies, so that these facilities and services are available at the time of demand from new residential development.

Goal II.E: To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, religion, sex, marital status, national origin, color, or disabilities.

Policies:

- II.E.1.** The City shall provide incentives to developers to address special housing needs of low-income households including the physically and mentally disabled, large families, farm workers, the elderly, and female-headed households.
- II.E.2.** The City shall make information on the enforcement activities of the State Department of Fair Employment and Housing available to the public.
- II.E.3.** The City shall work with Yolo County and surrounding jurisdictions to address the needs of the homeless on a regional basis.
- II.E.4.** The City shall cooperate with community-based organizations that provide services or information regarding the availability of services to the homeless.

Goal II.F: Conserve existing affordable housing.

Policies:

- II.F.1.** The City shall support the continued use of Section 8 housing vouchers for Winters' residents.
- II.F.2.** The City shall seek to maintain the affordability of existing subsidized multi-family rental housing.

1. Single-Family Detached	1,200
2. Single-Family Attached	1,200
3. Multi-Family (2-4 units)	1,200
4. Multi-Family (5-9 units)	1,200
5. Multi-Family (10-19 units)	1,200
6. Multi-Family (20-49 units)	1,200
7. Multi-Family (50-99 units)	1,200
8. Multi-Family (100-499 units)	1,200
9. Multi-Family (500-999 units)	1,200
10. Multi-Family (1,000+ units)	1,200
11. Mobile Home	1,200
12. Other	1,200
Total	12,000

2002 IMPLEMENTATION PROGRAMS:

IMPLEMENTATION PROGRAMS:

- II.1** The City shall maintain the Affordable Housing Steering Committee to review housing projects of 50 or more units. The City shall encourage project applicants to receive concurrent reviews by the Affordable Housing Steering Committee and the Development Review Committee. The Affordable Housing Steering Committee shall also advise the City Council, Planning Commission, and Community Development Agency (redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the Community Development Agency's Tax Increment Housing Set-Aside Funds. The Affordable Housing Steering Committee does not have the power to alter project review, design review, or development standards.

Responsible Agency: City Council

Financing: Small administrative cost to the City; application permit fees

Time Frame: Ongoing, 2002 - 2007

II.2 The City shall continue to implement Ordinance 94-10, General Plan Policy II.3. that requires at least 15 percent of all new units developed within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be preferred. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. The City shall provide regulatory and financial incentives geared to the financial need of each project. Incentives shall include, but shall not be limited to:

1. A 25 percent density bonus for projects meeting requirements of the Density Bonus Ordinance 97-02 (as revised per Program II-3), General Plan Implementation II.3.
2. The use of housing set-aside funds to subsidize the production of very low-income units.
3. Assistance in accessing State or federal funding by lending support to such requests, priority permit processing for entitlements necessary to increase the competitiveness of a funding request, and providing documentation of housing needs that would increase the competitiveness of a funding request.
4. Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process.

Responsible Agency: City Council, Community Development Agency,
Community Development Department

Financing: Small administrative cost for application assistance;
Redevelopment Affordable Housing Set-aside Funds
(Estimated funding needed: \$150,000 to \$300,000. Actual
funding needed will depend on the number of units
constructed.)

Time Frame: Ongoing, 2002 – 2007

- II.3** The City shall revise the Zoning Ordinance to meet current State law requirements for a density bonus; the State legislature adopted AB 1863 in 2002 which amends the density bonus law (Government Code Section 65915). The bill requires cities to grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least 1) 20 percent of the units for lower-income households; or 2) 10 percent of the units for very low-income households; or 3) 50 percent of the units for senior citizens.

If below-market rate units are included in a project pursuant to the density bonus program or other local, State, or federal requirements, the City shall require buyer/renter eligibility screening. The City shall require that assisted rental units remain affordable to very low- or low-income households for at least 55 years or the longest period required by the funding source(s) if more than 55 years. The City shall also adopt resale provisions for assisted ownership housing.

The City shall consult with the Yolo County Housing Authority, Mercy Housing, or the Community Housing Opportunities Corporation (CHOC) to develop procedures and guidelines for establishing income eligibility, rent restrictions, and resale controls for the "reserved" units and for maintaining the "reserved" units as affordable units for the minimum specified period of time. Rent, resale, and occupancy restrictions shall be recorded as deed restrictions against the assisted residential property.

Based on consultation with the Housing Authority, Mercy, or CHOC the City shall determine whether monitoring for compliance with affordability requirements shall be contracted to one of the three housing organizations or performed by the City.

Other incentives the City will consider in conjunction with density bonuses for low-income housing include, but are not limited to:

1. Zoning and development regulatory incentives
2. Financial incentives
3. Waiver or modification of development standards

The City will advertise the above incentives to developers and/or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel.

Responsible Agency:

City Council, Community Development Department, Yolo County Housing Authority, Mercy Housing, and Community Housing Opportunities Corporation

Financing:

Application fees; small administrative cost

Time Frame:

Adopt revised density bonus ordinance by November 2005.

Adopt implementing guidelines by December 2005 after consultation with one of the three housing organizations.

Apply affordability requirements to density bonus units as

qualifying projects are proposed, 2002 – 2007.

II.4 Through the Zoning Ordinance, the City shall continue to allow secondary dwelling units in residential zones subject to criteria concerning floor area, relationship to principal residence, required parking, and other features. Development of secondary residential units shall be encouraged through flexible application of the City's development standards. The City will market this program through an informational brochure distributed annually to single-family property owners. The brochure will also be made available in the following ways:

1. Posted at City Hall, library, senior center, and other public locations.
2. Included annually in utility bill mailings.

To encourage homeowners to create second units with affordable rents for very low- and low-income households, the City shall waive the City impact fees in exchange for deed restrictions limiting rents and occupancy to very low- or low-income households for a minimum of 55 years. If Redevelopment funds are not used, the affordability restriction shall be for a period of not less than 30 years.

Responsible Agency: City Council, Community Development Agency, Planning Commission, Community Development Department

Financing: Redevelopment Affordable Housing Set-Aside Funds (Estimated funding needed \$150,000 to \$200,000. City funding will trigger prevailing wage requirement for construction.)

Time Frame: Amend Zoning Code by December 2005 to permit modifications to development standards to encourage the construction of secondary dwelling units.

Prepare brochure and information for utility mailing by January/February 2006 and distribute annually thereafter.

Provide financial assistance as requested for qualifying rent-restricted second units.

II.5 The City shall continue to permit manufactured homes on permanent foundations in all zones that permit single-family homes according to the same development standards as site-built homes.

The City shall continue to permit mobile home parks in residential zones consistent with the requirements of State law.

Responsible Agency: City Council, Planning Commission, Community Development Department

Funding: Minor administrative cost

Time Frame: Ongoing, 2002 – 2007

II.6 The City shall continue to allow for the development of duplexes on corner lots as a permitted use within the single-family zoning designation (R-1 and R-2 zones). The City will promote the construction of duplexes, including duplexes affordable to very low- or low-income households, through the following actions:

1. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences.
2. The City will provide financial assistance for the construction of affordable duplexes if Redevelopment Housing Set-aside Funds are available at the time of application.
3. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.
4. The City will offer reduced or deferred fees for affordable duplexes.
5. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.

Responsible Agency: City Council, Community Development Agency, Planning Commission, Community Development Department

Financing: Redevelopment Affordable Housing Set-Aside Funds (Currently, the Redevelopment Affordable Housing Set-Aside Tax Increment and Bond Proceeds have balances of approximately \$400,000 and \$2,536,000, respectively. Recently, \$464,000 in bond proceeds was used for a property purchase and an estimated \$300,000 of tax increment will be used for the City's first time homebuyer program.).

Time Frame: Ongoing, 2002 – 2007

- II.7.** The City shall continue to allow emergency homeless shelters in the Medium/High Density Residential (MHR), High Density Residential (HR), Central Business District (CBD), and Public/Quasi-Public (PQP) designations with a conditional use permit.

The City will revise the Zoning Ordinance to provide for transitional housing in the Medium High Residential (R-3 Zone) and High Density Residential (R-4 Zone) Zoning Districts with a conditional use permit.

The City shall also revise the Zoning Ordinance to provide for the establishment, subject to the approval of a Conditional Use Permit, of farm worker housing in the Multi-Family Residential (R-3) and High Density Multi-Family Residential (R-4) zones. Seasonal or migrant farm worker housing is provided in the unincorporated areas of Yolo County while the City of Winters will provide housing opportunities for permanent farm workers and other lower-income households.

In granting a conditional use permit, the Planning Commission or Zoning Administrator must find all of the following general conditions be fulfilled by the requested use:

- Use will be in conformity with the General Plan.
- Use is listed as a conditional use in the zone regulations or elsewhere in Section 8-1.4205 of the Zoning Ordinance, or, where an interpretation is necessary, a determination is made by the Community Development Director or Planning Commission that the proposed use would require a use permit.
- Use is consistent with the intent and purposes of the zone in which it is located, and will not detrimentally impact the character of the neighborhood.
- Use will not be detrimental to the public health, safety, or general welfare.
- Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities or services will be provided.
- Use will not create a nuisance or enforcement problem within the neighborhood.
- Use will not result in a negative fiscal impact upon the City.

The conditional use permit process acts to facilitate and encourage the development of emergency shelters and transitional housing through clear and unambiguous standards of the steps in the application review process, basis for approval (criteria), and terms and conditions. (See the Housing Needs Assessment Report; page A-57 for more information on the conditional use permit process).

The City will inform the Yolo County Homeless Services Coordination and other organizations and agencies in Yolo County that provide homeless facilities and services, of the zoning changes and the City's policies regarding the location and approval process for homeless and transitional housing.

The City will advertise emergency homeless shelters and transitional housing sites to interested parties through published information available at the Community Development Department's counter.

Responsible Agency: City Council, Community Development Department
Financing: Minor administrative cost to the City; Permit fees
Time Frame: Revise the Zoning Ordinance by December 2005 to specify transitional and farmworker housing.

Distribute information to Yolo County Homeless Service Coordination and other organizations and agencies by February 2006.

- II.8.** The City shall encourage development in the upper one-quarter of the density range in the Medium High Density Residential designation and require it in the upper one-quarter of the density range in the High Density Residential designation. When a project is proposed in the upper one-quarter of the density range in the Medium High Density Residential or High Density Residential designations, the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible or undesirable. For affordable multi-family projects proposed in the upper one-quarter of the density range, the City shall provide non-financial incentives (such as reductions in street standards, setback requirements, and parking standards) and shall consider the provision of financial incentives where a financing gap can be demonstrated.

Responsible Agency: City Council, Community Development Department
Financing: Minor administrative cost to the City; Permit fees
Time Frame: Ongoing, 2002 – 2007

II.9. The City shall pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of very low-, low, and moderate-income households. The City will market housing opportunities and assist developers with the construction of affordable housing through the following actions:

1. The City will provide financial assistance for the construction of affordable housing to the extent that Redevelopment Housing Set-Aside Funds and other funding sources are available.
2. The City will offer density bonuses for developments that include at least 10 percent very low-income units, 20 percent low-income units, or 50 percent senior units.
3. The City shall reduce or defer fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable housing projects that address the needs of large families and/or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.
4. The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements.
5. The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for lower-income housing projects.
6. The City will offer assistance in accessing local, State, and federal funding for affordable housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding.

The City will advertise the available State and Federal funding sources to developers and/or other interested parties through published information available at the Community Development Department's counter and in the general development application packet.

Responsible Agency: City Council, Community Development Department

Financing: CDBG; HOME Program; Housing and Urban Development (HUD) 202 or 811 programs; Multifamily Housing Program; Department of Agriculture Rural Housing Services; Redevelopment Housing Set-aside Funds *(Note: These are programs that the City can access directly. Other programs are available to affordable housing developers.)* (Estimated funding needed: \$300,000 to \$500,000. Ability to fund this program will largely be dependent on receiving grant/loan funds from State and Federal funding sources through a competitive process.)

Time Frame: Ongoing, 2002 – 2007

- II.10.** The City will continue to provide housing rehabilitation assistance to very low- and low-income homeowners and to rental property owners with very low- or low-income tenants. The City will continue to implement, annually review, and revise as needed, program guidelines for housing rehabilitation assistance.

The City publicizes the Housing Rehabilitation Program with the help of the program's contract administrator. Interested homeowners and other applicable parties can acquire information about this program through fliers at the Community Development Department's counter, the City's utility billing mailings, and targeted property mailings.

Responsible Agency:

City Council, Community Development Department,
Community Development Agency (redevelopment)

Financing:

CDBG funds; HOME funds; CalHome funds; California Housing Finance Agency (CalHFA) HELP Program; and Redevelopment Housing Set-aside Funds (Estimated funding needed: Minimum of \$200,000. Ability to fund this program will largely be dependent on receiving grant/loan funds from State and Federal funding sources through a competitive process.)

Time Frame:

Ongoing, 2002 – 2007. Annual review and revisions of program guidelines, as appropriate.

II.11. The City will encourage mixed-use residential/commercial development in the CBD, neighborhood commercial, and office zones through:

1. Financial and regulatory incentives for projects that include a specified number of housing units affordable to very low- or low-income households under the City's density bonus ordinance.
2. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits.
3. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units.
4. Consideration of form based codes as part of master plans and/or specific planning efforts to achieve outlined goals of the House Element and the City's General Plan.

The City will promote mixed-use developments in the following ways:

1. The City will send property owners in the CBD, neighborhood commercial, and office zones a brochure describing the mixed-use options, benefits, and City incentives.
2. The City will prepare an inventory of sites with mixed-use potential (based on current site and building conditions) and distribute this information to interested developers.
3. The City will post information about mixed-use opportunities and the site inventory in the Community Development Department.
4. The City will contact commercial developers active in northern California who have a track record of successful, small mixed-use projects to inform them of opportunities in Winters.

The City will advertise these incentives to developers and/or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel.

Responsible Agency: City Council, Community Development Department

Financing: CDBG planning grant to prepare and distribute site inventory; CDBG, HOME, CalHFA HELP, and Redevelopment Housing Set-aside Funds for financial incentives (Estimated funding needed: \$200,000 to \$500,000. Ability to fund this program will largely be dependent on receiving grant/loan funds from State and Federal funding sources through a competitive process.)

Time Frame:

Prepare mixed-use brochure by July 2005, distribute annually and post in the Community Development Department thereafter.

Apply for CDBG planning grant and conduct site inventory by August 2005.

Provide site inventory and information on mixed-use zone to developers by November 2005 and annually thereafter.

- II.12.** The City, acting as the Community Development Agency (Redevelopment), shall update the Affordable Housing Production Plan as required by Health & Safety Code Section 33413(b)(4) to ensure that sufficient affordable housing is developed with the Redevelopment Project Area to ensure compliance with State law targets.

Responsible Agency:

Redevelopment Department, Community Development Agency

Funding:

Redevelopment funds

Time Frame:

Completed March 2003

- II.13.** The City will promote energy conservation and encourage solar energy use through the following actions:

1. Continue to implement State-building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction. The City shall also adopt an energy efficiency ordinance to exceed the requirements of Title 24; the City shall consider incorporating the "Energy Star" energy efficiency standard into the ordinance.
2. Annually provide information in the *Winters Express* on the availability of funding through the PG&E Energy Partners Program.
3. Provide California Energy Commission Brochures at City Hall.
4. Continue to review proposed developments for solar access, on-site solar energy utilization, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
5. Evaluate the feasibility of a solar energy ordinance by working with the Local Government Commission's Stimulating Public-Sector Implementation of Renewable Energy (SPIRE) program. Study potential approaches and incentives for encouraging solar access and the use of solar energy equipment. Recommend an ordinance to the City Council.

Responsible Agency: Community Development Department

Financing: Minor administrative cost to the City; Permit fees

Time Frame: Ongoing, 2002 – 2007

Recommend a solar access ordinance to the City Council by August 2005.

- II.14.** The City shall continue to cooperate with the Yolo County Housing Authority in its administration of the Section 8 rental assistance program. The City will assist the Housing Authority in developing and distributing information for rental property owners of the benefits of participation in the Section 8 Program and fair housing laws that prohibit discrimination based on source of income. The City will distribute information on the Section 8 Program annually to rental property owners in the City's utility billing. For housing projects receiving City assistance, the City shall require that these projects accept Section 8 rental assistance.

Responsible Agency: Community Development Department, Yolo County Housing Authority

Financing: Small administrative cost to the City; Redevelopment Housing Set-Aside Funds

Time Frame: Assist Housing Authority to prepare updated Section 8 Program information by August 2005. Distribute annually in utility billing thereafter.

- II.15.** The City shall continue its agreement with Yolo County Homeless Services Coordination to provide ongoing homeless services.

Responsible Agency: City Council, City Manager, Community Development Department

Financing: City General Fund

Time Frame: Ongoing

- II.16.** The City shall establish a position of Housing Manager through the Community Development Department, either as a staff position or through contract, to coordinate City housing activities, to assist in the implementation of affordable housing programs, and to work with non-profit housing developers to build affordable housing.

Responsible Agency: City Council, City Manager, Community Development Department, Community Development Agency

Financing:

Redevelopment Housing Set-aside Funds; General fund

Time Frame: Position established in September 2002 and the Redevelopment Manager and Community Development Director now share the duties.

- II.17.** The City shall continue to promote equal opportunity for all persons regardless of race, religion, sex, martial status, ancestry, national origin, or color. The City shall continue to refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission. The City shall publicize its fair housing program by placing printed information in schools, libraries, other public buildings and meeting places, and by advertising in the local media.

Responsible Agency: City Council, Community Development Department

Financing: Small administrative cost to the City

Time Frame: Annual distribution, advertising, and posting of information in various City locations.

Ongoing referral of discrimination complaints, 2002 – 2007.

- II.18** The City shall require that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders. The City will adopt an ordinance to implement this requirement specifying the procedures for compliance and the definition of local builder or owner-builder. The pricing of these lots shall be based on a real estate analysis.

The City will require residential developers to place an ad in the local newspaper on at least three occasions and to publicly post the availability of the lots.

Responsible Agency: City Council, Community Development Department

Financing: Small administrative cost to the City; Permit fees

Time Frame: Adopt implementing ordinance by August 2005.

II.19

The City will assist non-profit housing corporations or any another entities seeking to acquire and maintain government-assisted housing developments that could convert to market rate housing. Acquisition will be by negotiated sale. The City will use redevelopment housing set-aside funds to acquire and/or rehabilitate such units, if necessary, to preserve their use for low-income households.

This year, the City and the Winters Community Development Agency assisted the Community Housing Opportunities Corporation (CHOC), a non-profit housing developer, with the purchase and rehabilitation of the Winters Apartments. The apartment complex was constructed in the early 1980s with funding assistance from the U.S. Department of Agriculture (Section 515 contract) and serves very low- and low-income households. The facility was at risk of converting to a market rate complex since the previous owners, Winters Apartments Ltd., decided to opt of the Section 515 contract. The City provided a loan/grant of \$185,000 in Community Development Block Grant Program Income funds and the Community Development Agency provided a grant of \$250,000 in redevelopment housing set-aside funds for this project.

Responsible Agency: Community Development Agency

Financing: Housing Set-Aside Funds

Time Frame: 2002 – 2007

II.20

The City shall expand the Wastewater Treatment Facility (WWTF) to accommodate the City's fair share units.

Recently, the City's engineering/design consultant completed preliminary engineering for the Phase 2 WWTF expansion. The consultant has estimated a cost of \$3.5 to 4 million for the Phase 2 construction. The estimate completion date for Phase 2 is 2006/2007. The City completed Phase 1b in 2002 and 1a in 2000. These improvements increased the WWTF's capacity by at least 500 dwelling unit equivalents.

Responsible Agency: Public Works Department, City Council

Financing: Sewer Impact Fees and possibly a loan from the State Infrastructure Bank or another entity.

Time Frame: 2006/2007 (Estimated completion for Phase 2)

- II.21** The City as part of a comprehensive update of its Zoning Ordinance shall increase its Multi-Family Residential (R-3) and High Density Multi-Family Residential (R-4) density ranges to make up for the dwelling units lost during last year's re-zoning of R-1 (Single Family, 7,000 Square Foot Average Minimum) and R-2 (Single Family, 6,000 Square Foot Average Minimum) parcels. The City shall also update its Zoning Ordinance to clarify that single-family, detached dwelling units deed restricted to low- and moderate-income households may fall below the minimum lot sizes, widths, and depths for the R-1 and R-2 Zones. These units shall not count towards determining compliance with the average lot size requirements for the R-1 and R-2 Zones.

Responsible Agency: City Council, Planning Commission, and Community Development Department

Financing: General Fund

Time Frame: December 2005

- II.22** The City shall establish a development review committee (DRC) to expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements. The DRC was formed to help facilitate the development review process by streamlining departmental comments at the beginning of applications and mitigating any potential conflicts later on in the approval process. The DRC brings together representatives from planning, engineering/public works, police, fire, school district, planning commission, and city council to provide pre-application comments for a project. Utilization of the DRC process is at the discretion of the applicant.

Responsible Agency: Community Development Department

Financing: Small administrative cost to applicants

Time Frame: The DRC was established in January 2003 and held its first meeting in February 2003

- II.23** The City shall revise its in-lieu fee ordinance for affordable housing to more accurately reflect the actual cost of producing an affordable unit.

Responsible Agency: City Council, Community Development Department

Financing: General Fund

Time Frame: July 2005

- II.24** The City shall require that new residential subdivisions incorporate universal design features into a portion of the single-family residences to assist persons with disabilities.

Responsible Agency: Community Development Department, Planning Commission, and City Council

Financing: General Fund

Time Frame: December 2005

CITY AND COUNTY HOUSING PROGRAMS

CITY HOUSING PROGRAMS

Density Bonus Ordinances

The density bonus ordinance, which is contained in the Zoning Ordinance (Ordinance No. 97-03), provides for greater densities in exchange for the development of affordable housing. Density bonuses will be provided for qualified projects in accordance with the Health and Safety Code and Section 65915 et seq. of the Government Code, through a 25 percent density bonus over the otherwise maximum residential density allowed by the General Plan and Zoning Ordinance to promote the inclusion of very low- and low-income and senior-housing households.

Community Development Block Grant Funds and Home Investment Partnership Act Programs

This federal program provides financial assistance to individuals and/or organizations to develop affordable multi-family or single-family housing, including acquisition, rehabilitation, new construction, and homebuyer assistance funds. Housing must be affordable to, or occupied by lower-income households with incomes less than or equal to 80 percent of the area median income, and or serve special needs populations (e.g. abused children, battered spouses, the elderly, the physically and mentally disabled, homeless persons, and migrant farmworkers). These funds are provided in the form of a loan with terms dependant on the financial needs of the project.

HOME Program

HOME funds can be used to assist in the provision of affordable housing for specified recipients, under such programs as new construction, acquisition, rehabilitation, and tenant-based rental assistance. These funds can also be used for pre-development financing related to a specific eligible project.

Rehabilitation Program

Property owners in owner-occupied housing can be eligible for loans with up to 7 percent annual interest. Tenants must earn less than 80 percent of the area median income.

Yolo County First Time Homebuyer Assistance Program

This program provides financial assistance for downpayments and/or closing costs to first time homebuyers that are purchasing their primary residences within Yolo County. The program makes 4% simple interest, deferred payment loans up to \$10,000 that will be due upon sale or transfer of the property.

WINTERS COMMUNITY DEVELOPMENT AGENCY AND AFFORDABLE HOUSING PROJECTS IN THE CITY

The Winters Community Development Agency (CDA) updated its Implementation Plan in March 2003. The Winters Community Development Agency's unencumbered cash balance for its Low- and Moderate-Income Housing Set-Aside Fund is approximately \$2,936,000 as of October 31, 2004. This total represents \$400,000 in tax increment and \$2,536,000 in bond proceeds. For the fiscal year ending June 30, 2004, the set-aside fund revenues were \$250,788. The estimated total of housing set-aside funds for Fiscal Years 2002/2003 through 2006/2007 is \$1,300,000. This total does not include any bond proceeds. A portion of the set-aside revenues will be used to payoff redevelopment bonds.

Redevelopment funds (Winters Community Development Agency) will likely need to be supplemented with funding from CDBG, CalHFA, AHP (Federal Home Loan Bank), HOME, and other programs to pay for the programs in which redevelopment funds are listed as funding sources.

The following is a list of the major goals for the Winters Community Development Agency's (CDA) low- and moderate-income housing set-aside funds:

1. Ensuring that affordable housing projects at risk of converting to market rate projects remain affordable;
2. Providing "silent second" mortgages to first-time low-income homebuyers;
3. Assisting non-profits and others with the construction of additional low-income units; and
4. Rehabilitating affordable housing projects.

The following is a list of the City's affordable housing projects, the number of units, the type of housing, and the type of funding.

1. Winters Apartments

44 Units

Rental Housing

Major funding for project came from Rural Development (RD) 515 loan.

2. Cradwick Building Apartments

6 Units

Rental Housing

Funding sources included CHRP-R (this is administered by Housing and Community Development [HCD]), City's Housing Rehabilitation Revolving Loan Fund, CDBG monies, owner equity, and City fee waivers and deferrals.

3. Mercy Housing (formerly Rural California Housing Corporation) Sweat Equity Project

76 Units (40 of the certificates of occupancies were issued after January 1, 2000)

For Sale Housing

The major funding source was Section 502 (US Department of Agriculture) Rural Development

monies. Other funding sources included the actual sweat equity of the eventual homeowners, an Affordable Housing Program loan from the Federal Home Loan Bank, and first-time homebuyer loans from the City of Winters (Home Program – for twelve of the dwelling units).

4. Morgan Street Senior Apartments

38 Units

Rental Housing

Funding sources included Rural Development Section 515 loan and City fee waivers.

5. Almondwood Apartments

39 Units

Rental Housing

Funding source included Rural Development Section 515 loan.

6. Cottages at Carter Ranch

30 Units

For Sale Housing

The units were constructed to address the affordable housing requirement under the City's inclusionary housing ordinance for the 140-unit market rate Carter Ranch Project. Duc Housing Partners, the developer of Carter Ranch, conveyed property to Sacramento Pacific Development for the Cottages project. City of Winters First Time Homebuyer funds will be used for up to 19 (very low- and low-income units) of the units at Cottages.

QUANTIFIED OBJECTIVES

Table 1, titled Quantified Objectives for Housing, summarizes the City's quantified objectives for the period of January 1, 2000 to June 30, 2007. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved, and the households that will be assisted over the next five years based on the policies and programs outlined in the previous section.

Table 1

Quantified Objectives For Housing (January 1, 2000 – June 30, 2007)

	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total
Accommodate RHND Allocation	188	125	118	341	772
New Construction¹ (2000-2001)	20	20		75	115
New Construction (2002-2007)	35	35	70	400	540
Housing Rehabilitation	15	25	--	--	40
Conserve Existing Rentals	44 ²	--	--	--	--

SOURCE: City of Winters and Parsons February 2003.

¹ Based on housing units completed during this period, including 20 very low-income units and 20 low-income constructed under USDA Rural Development Assistance.

² 44 units at Winters Apartments.

EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that:

- The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.

The diligent effort required by State law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community can include one or more of the following:

- outreach to community organizations serving low-income, special needs, and underserved populations;
- special workshops, meetings, or study sessions that include participation by these groups;
- establishment of an advisory committee with representatives of various housing interests; and
- public information materials translated into languages other than English if a significant percentage of the population is not English proficient.

To meet the requirements of State law, the City of Winters has completed the public outreach and community involvement activities described below.

PUBLIC MEETINGS AND HEARINGS

The City conducted a study session and workshop on the Housing Element listed below.

The Housing Element Study Session for the Planning Commission was held on April 23, 2002. The session included a discussion of housing element law and the City's schedule and approach for updating their Housing Element.

The Housing Element Public Workshop was held on April 29, 2002. The purpose of the workshop was to inform the public of general information about the housing element as it related to 1) the City's General Plan, 2) State and federal requirements, and 3) SACOG's Regional Housing Needs Plan. The Housing Element Background Report was released at this workshop.

Four public hearing were conducted on the draft Housing Element prior to its submittal to the California Department of Housing and Community Development (HCD) for review - Planning Commission hearings on May 14, 2002 and May 28, 2002 and City Council Hearings on June 4, 2002 and June 18, 2002.

Public hearings on the revised Housing Element were conducted after receipt and consideration of HCD's comments, and prior to City Council adoption of the updated Housing Element. The Planning Commission hearing was conducted on March 11, 2003, and the City Council hearings on March 18, 2003; November 16, 2004; and December 14, 2004.

PUBLIC NOTICE AND OUTREACH

The City prepared notification through display advertisements in the *Winters Express*; the mailing of public hearing notices to groups and individuals; and by posting public hearing notices to inform the public and interested organizations of the update process and to solicit participation by all segments of the community. The following is a list of Community Outreach Groups and organizations that were notified.

- St. Anthony Parish
- Winters Affordable Housing Steering Committee
- Yolo County Homeless Coordinator
- Trustees for the Winters Joint Unified School District
- Winters Cemetery District
- Yolo County Administrator's Office
- Yolo County Transportation District
- Yolo County Housing Authority
- Legal Services of Northern California
- Yolo County Local Agency Formation Commission
- California Department of Housing and Community Development
- Yolo-Solano Air Quality Management District
- Community Housing Opportunities Corporation
- Sacramento Valley & Solano County Organizing Committee
- Mercy Housing California, Mercy Housing System

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The 1992 adopted (1994 revised) General Plan contains several elements with policies related to housing. Policies and the means for achieving consistency are summarized below through the implementation programs listed.

The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. There are several policies and programs in the Housing Element, the implementation of which will support implementation of other General Plan policies. These policies, and the method by which the City will achieve consistency among them, are described below.

Housing Element Policies

Goal A	The City will allow the development of secondary residential units, as provided by Section 8-1.5307 of the Winters Municipal Code (Zoning) while protecting
Policy II.A.11	the single-family character of neighborhoods.

Implementation of Policy II.A.11 will result in the development of secondary residential units that meet the design requirements for single-family neighborhoods. This policy is consistent with and supports Section 8.1.5307 of the Winters Municipal Code. The City does not anticipate that the development of secondary residential units will be inconsistent with other General Plan Policies.

Goal A	In accordance with provisions of Section 8-1.5303 of the Winters Municipal Code (Zoning), the City shall grant density bonuses of at least 25 percent and at
Policy II.A.12	least one other specified incentive for qualifying projects to promote the inclusion of very low-, low-income, and senior housing.

Implementation of this policy will result in low-income or senior residential development at 25 percent higher densities than otherwise permitted by the applicable zoning designation. This policy is consistent with and supports Section 8.1.5303 of the Winters Municipal Code. The City does not anticipate that the development at these densities will be inconsistent with other General Plan Policies.

- Goal A The City shall allow the installation of mobile homes and factory-built housing on permanent foundations consistent with the requirements of State law and in accordance with the City's residential design standards.
- Policy II.A.14

Implementation of Policy II.A.14 will result in the construction of manufactured housing on permanent foundations. This policy is consistent with and supports Sections 8-1.6008 of the Winters Municipal Code. This policy is also consistent with past City practices and the City's residential design standards of allowing manufactured housing on permanent foundations. The City does not anticipate that any inconsistencies with other General Plan Policies will occur.

- Goal A The City shall provide incentives for the development of second-story residential uses over commercial and office uses in the Central Business District and Neighborhood Commercial designations.
- Policy II.A.17

Implementation of this policy could result in development of mixed-use structures with commercial uses on the bottom floor and residential uses on the second floor. This policy is consistent with past City practices. The City does not anticipate that residential uses on second story floors will result in development that is inconsistent with other General Plan Policies.

- Goal D The City shall require that new residential development pay for the cost of infrastructure and public services needed for that development.

Policy II.D.2

- Policy II.D.3 The City shall plan for necessary public facilities and services (including school facilities) in collaboration with other responsible local agencies, so that these facilities and services are available at the time of demand from new residential development.

Implementation of these policies will require that residential developments pay their proportional share of the cost of public facilities and services needed by those developments. The City will also plan for necessary public facilities and services. These policies are consistent with and support the General Plan Public Facilities and Services Element. The City does not anticipate that these policies will be inconsistent with other General Plan Policies.

Other General Plan Policies:

The City has reviewed policies in the other elements of the General Plan and has concluded that none of those policies will impede the City's achievement of, or be inconsistent with, the policies of the Housing Element. With the exception of the policies listed above, Housing Element policies primarily relate to housing assistance, housing rehabilitation, equal housing opportunity, residential energy conservation, and other topics not directly affected by policies in the other General Plan elements. Residential energy conservation policies contained in the Housing Element will help contribute to the achievement of General Plan policies for resource conservation.



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